



REPORT/RECOMMENDATION

To: Park Board	Agenda Item <u>Item No. VII. E.</u>
From: Ann Kattreh, Assistant Director Parks & Recreation Department	<input checked="checked" type="checkbox"/> Action
Date: October 9, 2012	<input type="checkbox"/> Discussion
	<input type="checkbox"/> Information
Subject: Sports Dome Location Recommendation	

ACTION REQUESTED:

The Sports Dome Committee recommends the selection of the Braemar Soccer Field as the site for further study for potential development of a sports dome. This recommendation also includes the need for funding of the renovation of the two rectangular fields at Pamela Park to be included in this project. The consulting team of the Cuningham Group, Anderson Johnson Associates and Park and Recreation Consultants would be hired to complete a site feasibility study of the Braemar Soccer Field.

INFORMATION/BACKGROUND:

At the June 5, 2012 Council Meeting, the following motion was passed:

Member Swenson made a motion, seconded by Member Sprague, authorizing the Park Board Sports Dome Working Group to reconvene for the purpose of recommending alternative sites for Park Board and City Council consideration as to a sports dome location with the guidance that the Council was not closed to purchasing a site but would not support sites adjacent to the High School or residential.

Ayes: Bennett, Brindle, Sprague, Swenson, Hovland

Locations discussed and eliminated by the Sports Dome Committee are:

Fred Richards Golf Course – A dome, building and parking lot would not fit in that space without substantially cutting into the golf course.

Pentagon Park- The City does not have the resources to purchase this site. Although there are no homes to the south, there could be conflict with the neighborhood to the north. A new owner could potentially consider land use agreements with the City.

Braemar Golf Course driving range - This location is not favored by City Staff. The turf surface and surrounding dome footings would detract from the golfing experience. It would be difficult financially and politically to build a new turf field and not be able to use it during the summer months. There would be no net gain or loss of an athletic field for summer use with this option.

Van Valkenburg dog park – It would be difficult to fit a dome into this space without eliminating the entrance drive, parking lot and dog park. We have a master plan for the park which includes construction of a playground, park benches, a tennis court, ½ basketball court, and walking path. This is to be located just east of the water tower.

Our Lady of Grace – This site would not give us access to the field during the summer months. We would want the facility to be available for use year round.

Creek Valley Baptist – This option was ruled out by City Council as a possible option for a sports dome due to the proximity to neighbors. We had discussions about the site for athletic fields. Unfortunately, the church is involved in litigation which is currently prohibiting sales talks.

Harry Lindberry Property (North of Van Valkenburg Park) – I spoke with a family representative. They are not interested in having a conversation with the City about selling property.

5220 Edina Industrial Blvd. – The owner of this site also owns the Dow/Filmtek building and land. The property is currently listed for an annual lease price of \$395,000. The owner recently received an offer of almost \$2.3 million and he refused to respond due to the low offer. The assessed value of the land on the entire site (including Dow) is \$6 million. The land and building assessed value is \$8.1 million.

CONCLUSION

We have exhausted the site options. The Braemar Soccer Field site is the least expensive site and provides the best access to staff resources and parking. I have attached a diagram of the Maple Grove dome which is the size of the proposed dome in Edina. It is 92,000SF and has a turf size of 230' x 400'. Cuningham/Anderson-Johnson would have to confirm that a dome of this size could fit in this location.

I met at the Braemar Soccer Field site with Tom Jenson, retired City of Edina Fire Marshall. We discussed the necessary fire lane and evacuation exits. He discussed this with the Fire Chief, Marty Scheerer, who determined that they wouldn't require a 12' fire lane all of the way around the building. He would be satisfied with additional fire exits from the dome. We will still need access around the dome for snow removal and fire exiting, but not a 12' lane around the dome with turn around points.

As discussed in great detail, this may be the most economically feasible location; however, it does not result in a net gain of an athletic field for summer use and could potentially cause a loss of a field. After extensive discussion with the Sports Dome Committee and representatives from the Edina Soccer Club, it was decided to add the renovation of two rectangular fields at Pamela Park to the scope of this project. If the new sports dome is narrower than the existing 240' soccer field, the Club would be losing field space for games and practices. The Club currently runs two fields in the width of the Braemar field, creating two 150' x 240' fields. The domed field originally proposed by the consultants would be 200' (versus the current 240') wide. The Soccer Club is currently short of field space and losing the width of the Braemar Soccer Field would cause the loss of a field.

Staff will continue to pursue land purchase options and field renovations to improve the quality and quantity of field space in Edina.

ATTACHMENTS:

Maple Grove Dome Layout



FTOMP-1

**CITY OF MAPLE GROVE
DOME REC FACILITY
MAPLE GROVE, MN**

DATE: MARCH 18, 2011 ISSUE: SUBMITTAL SHEET: 1/7 FIELD LAYOUT



DRAWN BY:	P.B.
CHECKED BY:	J.B.
SCALE:	1"=30'
FIELD AREA:	92,000 sq ft